9.4.1.1 Centre zone

9.4.1.1 Reconfiguring a lot code - Centre zone

9.4.1.1.1 Purpose - Centre zone

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Centre zone, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Centre zone specific overall outcomes:

a. Reconfiguring a lot:

   i. does not cause the unnecessary fragmentation of land that may inhibit the future development of the land as intended by the stated outcomes for the centre; and

   ii. results in lots having a shape, size and dimension that preserves the opportunities for a development of the lot to achieve the stated outcomes for the centre; and
   iii. preserves the greatest opportunities for the creation of Active frontages; and

   iv. provides opportunities for lawful vehicle and/or pedestrian connections between sites, public land or active uses (for example access easements between adjoining carparks that may be volumetric connections between buildings above or below the surface of the ground); and

   v. provides opportunities for lawful interconnected servicing between sites with vehicle connections across an Active frontage minimised or avoided wherever possible by providing vehicle access locations at alternative locations.

b. Reconfiguring a lot delivers lot sizes and dimensions that will assist in the delivery of a scale and intensity of development commensurate with centre activities consistent in the applicable precinct.

c. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

d. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;

iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

e. Reconfiguring a lot achieves the intent and purpose of the Centre zone outcomes as identified in Part 6 or where in the Redcliffe Kippa-Ring local plan area, achieves the intent and purpose of the Redcliffe Kippa-Ring local plan and applicable precinct as identified in Part 7.

9.4.1.1.2 Criteria for assessment

To determine if boundary realignment is self-assessable development, it must comply with the self-assessable acceptable outcomes set out in Part A, Table 9.4.1.1.1. Where development does not meet any of the relevant criteria in Part A, Table 9.4.1.1.1, assessment is limited to the subject matter of the self-assessable acceptable outcomes that were not complied with. The following table identifies the corresponding performance outcomes where a development does not comply with a self-assessable acceptable outcome.

Self-assessable acceptable outcomes	Corresponding performance outcomes
SAO1	PO26
SAO2	PO26
SAO3	PO26
SAO4	PO32-PO47
SAO5	PO32-PO33
SAO6	PO30

Where reconfiguring a lot is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part B, Table 9.4.1.1.2.

Part A - Criteria for self-assessable development - Centre zone

Table 9.4.1.1.1 Self-assessable development - Centre zone

Self-assessable acceptable outcomes	
General criteria	
Boundary realignment	
SAO1	Lots created by boundary realignment: a. have a service connection for each lot to the reticulated water supply, sewerage, electricity and telecommunications networks where the networks are available at any location along the frontage of the created lot to a road confirmed by certification from the service provider; b. contain all existing service connections to water, sewer, electricity, telecommunication and other infrastructure or utility services wholly within the lot they serve confirmed by certification from a licensed surveyor c. have a minimum 4 metre wide point of vehicular access into the lot from a sealed road having a minimum clearance of 1 metre to any pole, stormwater gully pit, traffic island, item of street furniture, street tree, or the like in the road; d. do not require additional infrastructure connections or modification to existing connections. e. do not result in the creation of any additional lots; f. have easements connected to existing lots extended to the corresponding created lot(s) when not proposed to be extinguished as a result of the boundary realignment

SAO2	Boundary realignment does not result in existing land uses on site becoming non-complying with planning scheme requirements. Note - examples may include but are not limited to: a. minimum lot size requirements; b. minimum or maximum required setbacks; c. parking and access requirements; d. servicing and infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises are approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling approval. ii. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.
SAO3	Lots comply with the following minimum lot sizes and dimensions:

Zone (Precinct)	Area	Frontage	Depth
Centre zone			
Higher order precinct	1,000 m^2	40 m	-
District centre precinct	1,000 m^2	20 m	-
Redcliffe Kippa-Ring local plan			
Redcliffe seaside village precinct; Kippa-Ring village precinct	1,000 m^2	40 m	-
Local services precinct; Health precinct	1,000 m^2	20 m	-

SAO4	Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.
SAO5	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.
SAO6	Boundary realignment does not result in the clearing of any Habitat trees.

Part B - Criteria for assessable development - Centre zone

Table 9.4.1.1.2 Assessable development - Centre zone

Performance outcomes	Acceptable outcomes
Lot size and design	

PO1

Lots have appropriate area and dimension for the establishment of uses consistent with the applicable precinct of the Centres zone, having regard to:

a. convenient and safe access;

b. on-site car parking;

c. service vehicle access and manoeuvring;

d. appropriately sited loading and servicing areas;

e. setbacks, buffers to sensitive land uses and landscaping where required.

Note - refer to the overall outcomes for the Centre zone (applicable precinct) for uses consistent in this precinct.

AO1

Lots comply with the following minimum sizes to facilitate appropriate uses and preferred scale and intensity of development:

Zone (Precinct)	Min. lot size	Min. frontage
Centre Zone		
Higher order	1000m^2	40m
District	1000m^2	20m
Local	N/A	N/A
Redcliffe Kippa-Ring Local Plan		
Redcliffe seaside village precinct; Kippa-Ring village precinct	1000m^2	40m
Local services precinct; Health precinct	1000m^2	20m

PO2

The layout and frontage of lots does not result in the need for additional or wider vehicle cross overs that might impede pedestrian activity and movement along the primary frontage with access arrangements between sites provided wherever possible and where able, secured by easement.

AO2 .1

Lots having a primary street frontage of less than 20m are provided with a secondary street access for vehicle movements.

AO2.2

Lots have rear service lane access.

AO2.3

Shared vehicle access arrangements are provided between adjoining lots and secured by easement..

Note - An registered access easement may be required to ensure shared access between properties is permitted.

Note - Buildings on the site will be required to address the primary street frontage in accordance with the relevant zone code.

PO3

The creation of additional allotments adjoining arterial and sub-arterial roads does not adversely affect the safety and efficiency of these roads (refer Overlay map - Road hierarchy).

AO3

New lots on arterial and sub-arterial roads are provided with a secondary street access for vehicle movements.

Note - Buildings on the site will be required to address the primary street frontage in accordance with the relevant zone code.

PO4

No acceptable outcome provided.

Where adjoining and adjacent to existing or proposed public spaces, reconfiguring a lot promotes safety, amenity and activity within the public space by facilitating connections to existing footpaths or roadways.	
PO5 The layout of the development results in the creation of a strong and positive identity through: a. the provision of clearly legible movement and open space networks; b. an appropriate design response to site and locality characteristics.	No acceptable outcome provided.
PO6 Lots do not compromise the viability of adjoining lots and provide for optimum integration with existing or future development on surrounding land, having regard to: a. the connectivity of access and open space networks; b. the efficient provisions of infrastructure; c. the appropriate location of boundaries and road reserves.	No acceptable outcome provided.
Reticulated supply	
PO7 Each lot is provided with an appropriate level of service and infrastructure commensurate with the Centre zone. All services, including water supply, stormwater management, sewage disposal, electricity, telecommunications and gas (if available) are provided in a manner that: a. is efficient in delivery of service; b. is effective in delivery of service; c. is conveniently accessible in the event of maintenance or repair; d. minimises whole of life cycle costs for that infrastructure; e. minimises risk of potential adverse impacts on the natural and built environment;	**AO7** Lots are provided with: a. a connection to the reticulated water supply infrastructure network; b. a connection to the sewerage infrastructure network; c. a connection to the reticulated electricity infrastructure network; and d. a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.

f. minimises risk of potential adverse impact on amenity and character values; g. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.	
Movement network	
PO8 The road network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.	No acceptable outcome provided.
PO9 The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type.	**AO9** Roads are designed and constructed in accordance with the appropriate road type in Planning scheme policy - Integrated design.
PO10 Movement networks encourage walking and cycling and provide a safe environment for pedestrians and cyclists.	**AO10** Pedestrian paths, bikeways and on-road bicycle facilities are provided for the street type in accordance with Planning scheme policy - Integrated design.
PO11 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	No acceptable outcome provided.

Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	
Stormwater location and design	
PO12 Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**AO12** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.
PO13 Stormwater from development is managed considering: a. the land use constraints of the site; b. water sensitive urban design principles.	No acceptable outcome provided.
PO14 Stormwater drainage pipes and structures within private land are protected by easements in favour of Council with sufficient area for practical access for maintenance. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No acceptable outcome provided.
PO15 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No acceptable outcome provided.
PO16 Natural streams and riparian vegetation affected by development are retained and enhanced through revegetation.	No acceptable outcome provided.
PO17	No acceptable outcome provided.

Areas constructed as detention basins are adaptable for passive recreation.	
PO18 Development maintains the environmental values of waterway ecosystems.	No acceptable outcome provided.
PO19 Constructed waterbodies are not dedicated as public assets.	No acceptable outcome provided.
Stormwater management system	
PO20 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event (DFE).	**AO20** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event (DFE) without allowing flows to encroach upon private lots.
PO21 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots.	**AO21** Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
PO22 Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of: a. 100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm; b. the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP. Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council. Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.	No acceptable outcome provided.
PO23	No acceptable outcome provided.

Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 3 of the SPP. Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council. Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.	
PO24 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No acceptable outcome provided.
PO25 Design and construction of the stormwater management system: a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No acceptable outcome provided.

Boundary realignment	
PO26 Boundaries realignment: a. do not result in the creation of additional lots; b. is an improvement on the existing land use situation; c. do not result in existing land uses on-site becoming non-compliant with planning scheme criteria; d. result in lots which have appropriate size, dimensions and access to cater for uses consistent with the zone; e. ensure infrastructure and services are wholly contained within the lot they serve; f. ensure the uninterrupted continuation of lots providing for their own private servicing.	No acceptable outcome identified.
Reconfiguring existing development by Community Title	
PO27 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the self-assessable development requirements applying to those uses at the time that they were established. Note - Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Multiple dwelling**(49)** has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under self-assessment requirements for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	No acceptable outcome provided.
Reconfiguring by Lease	

PO28 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the self-assessable development requirements applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a building over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under self-assessment requirements for the use or conditions of development approval, but they are no longer freely available to all occupants of the building. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note – Under the *Sustainable Planning Act*, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	No acceptable outcome provided.
Volumetric subdivision	
PO29 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the zone and does not result in existing land uses on site becoming non-compliant. Note - Example include but are not limited to: a. Where a commercial or industrial land use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or industrial use.	No acceptable outcome provided.
Native vegetation where not located in the Environmental areas overlay	
PO30	No acceptable outcome provided

Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO31 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**AO31** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
Values and constraints criteria	

Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.

Environmental areas (refer Overlay map - Environmental areas and corridors to determine if the following assessment criteria apply)

Note - The identification of a development footprint will assist in demonstrating compliance with the following performance standards.

Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.

PO32 No new boundaries are located within 2m of High Value Areas.	No acceptable outcome provided
PO33 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	**AO33** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.

Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)

Note - The identification of a development footprint will assist in demonstrating compliance with the following performance standards.

PO34 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No acceptable outcome provided.
PO35 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No acceptable outcome provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
Bulk water supply infrastructure	
PO36 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No acceptable outcome provided.
PO37 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**AO37** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO38 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**AO38** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO39 Boundary realignments:	No acceptable outcome provided.

a. do not result in the creation of additional building development opportunities within the buffer; b. result in the reduction of building development opportunities within the buffer.	
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO40 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No acceptable outcome provided.
PO41 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**AO41** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO42 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.	No acceptable outcome provided.

Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	
PO43 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**AO43** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO44 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**AO44.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **AO44.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO45 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No acceptable outcome provided
Additional criteria for development for a Park(57)	
PO46 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:	**AO46** Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.

a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply) Note - - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
PO47 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**AO47** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.